



12902 Oak Road
Grande Prairie, Alberta

MLS # A2139869



\$579,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,581 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Storage, Sump Pump(s)		

Inclusions: Refrigerator, Stove, Dishwasher (IN BASEMENT SUITE ALSO INCLUDED)

WATERFRONT LIVING.....INVESTMENT OPPORTUNITY....CLOSE TO MULTIPLE SCHOOLS & NEW HOSPITAL.....WELCOME HOME! As soon as you approach this beautiful home you will be taken away by the STUNNING CURB APPEAL & WATERFRONT LOCATION. Step inside into the LARGE ENTRY WAY & make your way up to the GORGEOUS OPEN CONCEPT LIVING ROOM & KITCHEN featuring SOARING CEILINGS, LARGE ISLAND & AMPLE COUNTER SPACE, STAINLESS STEEL APPLIANCES, GAS RANGE, GAS FIREPLACE, LARGE WINDOWS OFFERING INCREDIBLE NATURAL LIGHT & access to the rear deck where you can enjoy your WATERFRONT OASIS! Continue your tour and you will notice TWO SIZABLE BEDROOMS & A 4 PIECE BATHROOM for convenience. Completing the top floor is a MASSIVE PRIMARY BEDROOM featuring 5 PIECE ENSUITE & WALK IN CLOSET WITH LAUNDRY FEATURE! Make your downstairs to the LEGAL BASEMENT SUITE and you are welcomed by an ELEGANT KITCHEN WITH OPEN CONCEPT LIVING ROOM, GRAND BEDROOM with STORAGE OPPORTUNITIES, & A 4 PIECE BATHROOM to complete this luxurious suite! Did I mention the ATTACHED DOUBLE GARAGE & WALKOUT BASEMENT! Welcome to Royal Oaks....WELCOME HOME!